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3 September 2022

FAO: Sharon Evans

Planning Business Enquiries
South and Vale

**RE: P22/V1091/FUL 2 Poplar Corner OX1 5JL,
Council Planning Committee, 7 September 2022**

Statement regarding the above planning application

Thank you for your invitation to comment on this planning application during the council planning committee on 7 September 2022. Unfortunately, a prior engagement means I am unable to attend this meeting in person or online, so please accept my written statement instead.

Firstly, I would like to thank the Council for taking due time to consider this application. The development has evolved through many iterations of planning applications, each with varying outcomes, so I am pleased time has been set aside to consider this complex planning history carefully.

With regards to the loss of amenity to neighbouring properties caused by the as-built house, it is reassuring to the current and future occupants of properties to the south of the development that a condition will be added to require obscure, non-opening upper storey windows on this elevation. I maintain that a loss of privacy has also occurred to properties to the north of the site in The Willows because of the second-floor gable window, which has a much higher vantage point allowing more extensive sight lines than a typical first floor window.

A three-storey property was previously proposed for this site in planning application P21/V0266/FUL, which was withdrawn prior to determination. This application contained plans very similar to the three-storey property that has now been built. It is possible that the number of negative comments lodged against this application by statutory consultees and neighbouring properties encouraged the applicant to withdraw. Nevertheless, a very similar house has been built anyway, and the planning burden has switched from the developer to the objecting consultees to convince the council to act, which is very regrettable. It is also unfortunate that when an application is withdrawn in this way, all comments made by consultees disappear from the web portal, preventing further consideration and scrutiny of the comments. All those who took time to comment may not realise that they then need to make the same comments again on the retrospective application.

Finally, I am concerned that a similar sequence of events might be unfolding regarding the other two dwellings planned for this site. Planning has already been granted on appeal for two semi-detached two-storey houses, but a further application was recently made for two detached three-storey houses (application no. P22/V1348/FUL). This latest application was again withdrawn prior to determination, on 25 July 2022. The application received negative comments from the parish council and three neighbouring residents. My concern is that the developer intends to build these larger houses and seek retrospective planning approval afterwards, as was the case for the first house built. I would like reassurance from the council that supervision of the works will take place to ensure all future building work complies with the approved plans.

Thank you for your consideration of my comments.